

*The amendment was adopted.*

MR. DEPUTY SPEAKER.—The question is:

“That clause 6 as amended stand part of the Bill”.

*The motion was adopted.*

Clause 6 as amended was added to the Bill.

MR. DEPUTY SPEAKER.—The question is:

“That clause 1, the Title and the Preamble stand part of the Bill.”

*The motion was adopted.*

Clause 1, the Title and the Preamble were added to the Bill.

*Motion to pass.*

SRI B. D. JATTI.—Sir, I move:

“That the Mysore Ports (Landing and Shipping Fees) Bill, 1960, as amended, be passed”.

MR. DEPUTY SPEAKER.—The question is:

“That the Mysore Ports (Landing and Shipping Fees) Bill” 1960, as amended be passed.”

*The motion was adopted.*

### MYSORE RENT CONTROL BILL, 1961 AS PASSED BY LEGISLATIVE COUNCIL

*Motion to Consider.*

SRI KADIDAL MANJAPPA (Minister for Revenue).—Sir, I beg to move:

“That the Mysore Rent Control Bill, 1960, as passed by the Legislative Council, be taken into consideration.”

MR. DEPUTY SPEAKER.—Motion moved:

“That the Mysore Rent Control Bill, 1960, as passed by the Legislative Council, be taken into consideration.”

†SRI KADIDAL MANJAPPA.—Sir, the House is aware that this Bill was considered before it was referred to a Joint Select Committee in the year 1959. Hon'ble Members are also aware that there are at present different laws relating to house rent control and accommodation in the State. This Bill seeks to secure uniformity on the subject. The Select Committee heard witnesses and took into consideration representations made by some persons and associations and considered the bill clause by clause in the light of the discussion that took place in this House and the Upper House. The Upper House adopted the report of the Select Committee with some modifications which are to be found in the Bill itself. Two modifications were made by the Upper House—one relating to sub-letting, that sub-letting should not affect to transactions which have taken place before this Bill becomes a law; the other modification is, in relation to exemption in the case of certain buildings

which are meant for non-residential purposes. I do not want to worry the House with all the modifications made by the select Committee.

In particular, they have reduced the penalty under some provisions. For the provision which provided for imprisonment, the Committee thought fine would be enough. Where it was rigorous imprisonment, it is reduced to simple imprisonment by the Select Committee. In place of different principles that were being followed in the matter of fixing fair rent, the Select Committee has made it uniform. Those principles are to be found in clause 14. According to the new principles, we have taken 1947 as the period. In fixing the fair rent under this section the Controller shall have due regard to the prevailing rates of rent in the locality for the same or similar accommodation in similar circumstances during the twelve months prior to the first day of April 1947, secondly, to the rental value as entered in the property tax assessment book of the local authority concerned relating to the period mentioned in clause (a) and to the circumstances of the case, including any amount paid by the tenant by way of premium or any other like sum in addition to rent after the first day of April 1947.

These are the Uniform principles we have proposed in the report of the Joint Select Committee. Charges with regard to the period of limitation for preferring the appeals have been made. It is suggested that against the decision of the Assistant Commissioner, an appeal should lie to the Deputy Commissioner and against his decision, the appeal should be to the Divisional Commissioner. We have also suggested that when a tenancy has to be terminated on the ground that there has been misuse of premises by the tenant, a notice should be issued to him before taking action to terminate him. Minor changes are made in clauses 24, 26 and 28 and in 31. The other changes are very minor. There is great need for a uniform law on this subject and I commend the measure for the kind consideration of this House.

Sri J. B. MALLARADHYA.—Sir, if the Hon'ble Leader of the House has no objection, we may rise for the day. We have already passed two Bills and we want some time for preparation. Some amendments have been given and they have not yet been distributed. We want to go through the amendments also.

Mr. DEPUTY SPEAKER.—The House will now rise and meet tomorrow at 8-30 A.M.

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*The House adjourned at Thirty Minutes past Five of the Clock to meet again at Thirty Minutes past Eight of the Clock on Saturday the 22nd July 1961.*

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